

# \$635,000 - 426 7 Street Ne, Calgary

MLS® #A2205133

**\$635,000**

4 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.09 Acres

Bridgeland/Riverside, Calgary, Alberta

Builder's Alert! Ideally located in Bridgeland, on a nice quiet Street, 34 x 110.5 foot Lot with R-CG zoning. It is perfect for building your Dream Home or Front and Back Duplex style infill. This charming bungalow offers you 2 Bedrooms, Cozy Living Room with a fireplace, Kitchen and bathroom. It is in a good living condition and is perfect for a couple who likes to walk to the Central Park, Coffee shops and Restaurants. Fully fenced yard with Single detached garage. Endless opportunity to build or to hold this property as a rental for future development. Great community close to Downtown and easy access to Deerfoot Trail.

Call today to book your viewings.

Built in 1941

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205133    |
| Price          | \$635,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 674         |
| Acres          | 0.09        |
| Year Built     | 1941        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 426 7 Street Ne      |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4C4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Gas, Living Room                            |
| Has Basement      | Yes                                         |
| Basement          | Exterior Entry, Finished, Full              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 37               |
| Zoning         | R-CG             |

### Listing Details

Listing Office                      Jessica Chan Real Estate & Management Inc.

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